

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address J. Scott Williams, State Bar No. 110173 J. SCOTT WILLIAMS, ATTORNEY AT LAW 15615 Alton Pkwy, Suite 175 Irvine, CA 92618 TEL 949-660-8680 FAX 866-284-8670 jwilliams@williamsbkbfirm.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION DIVISION	
Debtor(s): AMIR KEIVAN HEDAYAT MINOU M. HEDAYAT	CASE NO.: 8:22-bk-10087-ES CHAPTER: 11
	NOTICE OF SALE OF ESTATE PROPERTY
Debtor(s).	

Sale Date: June 16, 2022	Time: 10:30 am
Location: 411 W. 4th Street, Santa Ana, CA 92701, Courtroom 5A	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** June 2, 2022

Description of property to be sold:
Fee title interest in 1732 Lemon Heights Drive, North Tustin, CA 92705 and all contents and personal property.

Terms and conditions of sale:
\$2,750,000 for real estate and \$200,000 for contents and personal property, for a total of \$2,950,000.
\$55,000 earnest money deposit. Subject to bankruptcy court approval and overbid.

Proposed sale price: 2950000

Overbid procedure (if any):

Overbids due by 5:00 pm on June 14, 2022. Initial overbid \$3,000,000 combined for real estate and personal property. Subsequent overbids of \$10,000. Earnest money deposit of \$55,000. All other terms must be same as proposed sale.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

N/A

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Lars Nordstrom, First Team Real Estate
8028 E. Santa Ana Canyon Rd.
Anaheim Hills, CA 92808
714-345-8579
homesbynordstrom@gmail.com

Date: 05/23/2022

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
15615 Alton Pkwy, Suite 175, Irvine, CA 92618

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 05/23/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 05/23/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/23/2022 J. SCOTT WILLIAMS
Date Printed Name

/s/J. Scott Williams
Signature

PROOF OF SERVICE

(Continued)

I. SERVED VIA NEF:

- Greg P Campbell ch11ecf@aldridgepite.com,
gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Allan D Sarver ADS@asarverlaw.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- J Scott Williams jwilliams@williamsbkfirm.com, g24493@notify.cincompass.com

II. SERVED VIA U.S.MAIL:

(See Attached)

Label Matrix for local noticing
0973-8
Case 8:22-bk-10087-ES
Central District of California
Santa Ana
Mon Apr 18 14:24:45 PDT 2022

Capital One
Attn: Bankruptcy
PO Box 30285
Salt Lake City, UT 84130-0285

Discover Bank
Discover Products Inc
PO Box 3025
New Albany, OH 43054-3025

Hoag Memorial Hospital
c/o Progressive Mgmt Systems
1521 W Cameron Ave
West Covina, CA 91790-2738

Nationstar Mortgage LLC
c/o Shapiro VanNess Sherman & Marth
949 S Coast Dr Ste 475
Costa Mesa, CA 92626-7792

South Tahoe Refuse Inc.
c/o National Business Fact
969 Mica Dr
Carson City, NV 89705-7170

UC Irvine Health System
c/o California Business Bureau
1711 S Mountain Ave
Monrovia, CA 91016-4256

J Scott Williams
15615 Alton Pkwy Ste 175
Irvine, CA 92618-7303

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

Capital One Bank (USA), N.A.
by American InfoSource as agent
PO Box 71083
Charlotte, NC 28272-1083

Discover Fin Svcs LLC
PO Box 15316
Wilmington, DE 19850-5316

Hoag Memorial Hospital Presbyt
c/o Progressive Mgmt Systems
1521 W Cameron Ave
West Covina, CA 91790-2738

Progressive Mgmt Syste
1521 W Cameron Ave
West Covina, CA 91790-2738

The Bank of New York Mellon Trustee (See 410
c/o NewRez LLC
d/b/a Shellpoint Mortgage Servicing
PO Box 10826
Greenville, South Carolina 29603-0826

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Lars Nordstrom
First Team Real Estate
8028 E. Santa Ana Canyon Rd
Anaheim, CA 92808-1108

Allstar Financial
20700 Ventura Blvd Ste 222
Woodland Hills, CA 91364-0888

Capital One Bank USA N
PO Box 31293
Salt Lake City, UT 84131-0293

Discover Financial
Attn: Bankruptcy
PO Box 3025
New Albany, OH 43054-3025

INTERNAL REVENUE SERVICE
P.O. BOX 7346
PHILADELPHIA, PA 19101-7346

Shellpoint
PO Box 619063
Dallas, TX 75261-9063

U.S. Bank National Association
C/O Nationstar Mortgage LLC d/b/a Mr. Co
Attn: Bankruptcy Dept
PO Box 619096
Dallas TX 75261-9096

Amir Keivan Hedayat
1732 Lemon Heights Dr
Santa Ana, CA 92705-2530

Minou M. Hedayat
1732 Lemon Heights Dr
Santa Ana, CA 92705-2530

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Allstar Financial Services Inc,

(u)Courtesy NEF

(u)U.S. Bank National Association, as Trustee

(du)U.S. Bank National Association, as Trustee

End of Label Matrix
Mailable recipients 23
Bypassed recipients 4
Total 27